

Bennie F. Abram, et al, Grantees, 4007 Dean Road, Nesbit, MS 38651; phone number: 349-2016 (business and residential).

Ophelia Saulsberry, Grantor, 4007 Dean Road, Nesbit, MS 38651; phone number: 349-2016; (business and residential).

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, OPHELIA SAULSBERRY, do hereby grant, bargain, sell, convey and warrant unto BENNIE F. ABRAM, JR. AND BARBARA ABRAM as tenants in entirety and not as tenants in common, the following described property lying and situated in Section 31, Township 1 South, Range 7 West, Desoto County, Mississippi:

Beginning at an iron pin found at the Northeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 31, Township 1 South, Range 7 West; thence South one degree 09' 57" West along the East line of said quarter section a distance of 247.86 feet to a pin found at the Southeast corner of the Abram 3.75 acre tract and the point of beginning of this tract; thence continue South 1 degree 09' 57" West a distance of 316.80 feet to an iron pin; thence North 89 degrees 52' 20" West along the North line of the Kimble Tract a distance of 330 feet to an iron pin; thence North 1 degree 09' 57" East a distance of 316.8 feet to a point on the south line of the Abram Tract; thence South 89 degrees 52' 20" East along said South line of the Abram Tract a distance of 330.0 feet to the point of beginning. containing 2.4 acres, more or less. Said tract subject to subdivision and zoning regulations in effect for the city of Southaven and Desoto County, Mississippi and rights-of-ways and easements for public road and utilities of record.

No title examination was requested herein and none was performed.

WITNESS my signature this the 14th day of September,

1990.

Witness: *Sammy Taylor*
Witness: *Beverly Cleveland*

+ *Ophelia Saulsberry*
OPHELIA SAULSBERRY
His Mark

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named OPHELIA SAULSBERRY, who acknowledged that he signed and delivered the above and foregoing deed as his free and voluntary act and deed for the purposes therein stated on the year and dated indicated.

SWORN and subscribed to before me, a Notary Public, this the 14 day of September, 1990.

W. E. Davis, Chancery Clerk
NOTARY PUBLIC
By D. Graham P.C.

MY COMM. EXPIRES:
1-6-92



B.F. ABRAM
BK 200 P. 718

NORTHEAST CORNER SW1/4 OF THE SW1/4
SECTION 31 TOWNSHIP 1 SOUTH RANGE 7 W

30 FT. INGRESS/EGRESS
EASEMENT BK. 224 P. 579

OPHELIA SAULSBERRY

2.40 ACRES +-
BK 158 P. 653

CHALMERS

KIMBLE

STATE MS.-DE SOTO CO. *CP*
FILED

SEP 18 1 58 PM '90

RECORDED *9/19/90*
DEED BOOK *229*
PAGE *168*
W.E. DAVIS CH. CLK.

RS